



A G E N D A

General Plan/LCP Implementation Committee

July 18, 2007

3:30 p.m.

City Council Chambers

1. Approve Action Minutes from July 5, 2007 Meeting
Attachment No. 1 3:30-3:35
2. General Plan/LCP Implementation - Master Task List
Update From Staff and Committee Comments
Attachment 2 3:35-3:45
3. Zoning Code Rewrite – Zoning District Development Regulations
Attachment 3 3:45-5:10
4. Items for Future Agenda 5:10- 5:20
5. Public Comments on non-agenda items 5:20-5:30

Attachment No. 1



CITY OF NEWPORT BEACH GENERAL PLAN/LCP IMPLEMENTATION COMMITTEE

DRAFT ACTION MINUTES July 5, 2007

Action Minutes of the General Plan/LCP Implementation Committee held at the City Council Chambers, City of Newport Beach, on **Wednesday, July 5, 2007**

Members Present:

X	Ed Selich, Mayor Pro Tem, Chairman
E	Steve Rosansky, Mayor
X	Leslie Daigle, Council Member
X	Barry Eaton, Planning Commissioner
X	Robert Hawkins, Planning Commissioner
E	Michael Toerge, Planning Commissioner

Advisory Group Members Present:

X	Mark Cross
X	Larry Frapwell
	William Guidero
X	Ian Harrison
	Brion Jeannette
X	Don Krotee
X	Todd Schooler
	Kevin Weeda
	Dennis Wood

Staff Representatives:

X	Sharon Wood, Assistant City Manager
X	David Lepo, Planning Director
	Robin Clauson, City Attorney
X	James Campbell, Senior Planner
X	Gregg Ramirez, Senior Planner

E = Excused Absence

Committee Actions

1. Agenda Item No. 4 - Zoning Code Rewrite – Residential Development Standards

Motion: Committee approved proposed grade determination methodology. Committee directed staff to bring revised height regulations back to Committee with other residential standards

Vote: 4 Ayes, 2 Absent

Attachment No. 2

GENERAL PLAN IMPLEMENTATION TASKS

1. Interim Zoning Resolution (including ability to require development agreements)
*Staff, January 9, 2007 - **Complete***
2. Procedures to implement single- and two-family design policies
*Staff, March 27, 2007 - **Complete***
3. Zoning Code and Specific Plan rewrite
Consultant, with staff input and review, January 2008
4. CLUP amendment
Staff
 - *April 27, 2007 to Coastal Commission – **Complete***
 - *November 2007 Coastal Commission Hearing*
5. Housing Element certification by HCD
EIP and staff, August 31, 2007
6. Park Dedication Fee (Quimby Act)
*Staff, April 10, 2007- **Complete***
7. ED Strategic Plan
Staff, ADE and EDC, July 10, 2007
8. Fair Share Fee update
Consultant, August 28, 2007
9. Airport Area infrastructure study and fee(s)
ROMA and Fair Share Consultant, TBD
10. Inclusionary Housing Ordinance and In-lieu fee
Consultant (amend existing contract to update fee and incorporate new Housing Element policies), July 24, 2007
11. Parking Requirements and Management
Staff, EDC, TBD
12. LCP Implementation Plan
Staff, concurrent with/trailing Zoning Code rewrite

13. City Council Ordinance on development agreements
*Staff, February 27, 2007 - **Complete***
14. Traffic signal synchronization
Consultant and Public Works staff, master plan June 2007
15. PC rewrite/revisions
Property owners for major ones, their schedule
Staff or consultant for smaller ones, with Zoning rewrite or second phase, TBD
16. Banning Ranch Pre-Annexation and Development Agreement
City Council, staff and property owners, TBD
17. Harbor Area Management Plan
Consultants, staff and Harbor Commission, September 2008
18. Run-off and Pollution Reduction Plan
Coastal/Bay Water Quality Committee and staff, ongoing
19. Database refinements and maintenance
Staff, refinements TBD, maintenance ongoing
20. Fiscal Impact Model training
*ADE and staff, March 29, 2007- **Complete***
21. Traffic Phasing Ordinance revision re: NBTAM
Staff, July 10, 2007
22. Measure S Guidelines revision re: variable FAR
Staff, October 23, 2007

Lower Priority

- Municipal Code amendments re: property maintenance standards
- Building Code amendments re: green buildings
- Amend City Council Policies on historic, archaeo and paleo resources
- Funding and priority program for construction of noise barriers along arterials

Attachment No. 3



MEMORANDUM

TO: General Plan/LCP Implementation Committee

FROM: Gregg Ramirez, Senior Planner

DATE: July 13, 2007

RE: Agenda Item No. 3
Zoning Code Re-Write - Zoning District Development Regulations

Attached for your review and comment are draft development regulation tables. Issues/questions staff has identified include:

- Is a new 2,000 square foot lot appropriate for some of the commercial/office areas?
- Do we want to retain the two-tiered commercial height limitations? If so, what type of review to exceed the base height?
- How should the height of commercial and mixed-use structures be measured?
- There should be more residential districts in areas where lots under 5,000 square feet are the norm (CDM, Balboa Peninsula, West Newport, Lido Island, etc.)

Table 1
Development Standards for Residential Zoning Districts

Development Feature	R-1	R-1 - 6,000	R-1 - 7,200	R-1 - 10,000	Additional Requirements
Parcel Dimensions	<i>Minimum dimensions required for each NEWLY CREATED parcel. Reference merger of parcels/submerged parcels.</i>				
Parcel Area					
Corner parcel	6,000 sq. ft.	6,000 sq. ft.	7,200 sq. ft.	10,000 sq. ft.	
Interior parcel	5,000 sq. ft.	6,000 sq. ft.	7,200 sq. ft.	10,000 sq. ft.	
Parcel Width					
Corner	60 ft.	60 ft.	70 ft.?	90 ft.	
Interior	50 ft.	60 ft.	70 ft.?	90 ft.	
Parcel Length	N/A	80 ft.	90 ft.?	100 ft.	
Density/Intensity	<i>The specific density and intensity limitations for each parcel are identified in the General Plan, Tables LU 1 and LU 2 and Land Use Map figures LU 4 through LU 15.</i>				
Site Area per Dwelling Unit	<i>Minimum required site area per dwelling unit.</i>				
	N/A	N/A	N/A	N/A	
Setbacks	<i>Minimum setbacks required for primary structures. See Section 20.30.040 (Extensions into Setbacks) for setback measurement, allowed projections into setbacks, and exceptions. The following setbacks shall apply, unless different requirements are identified on the District Maps located in Chapter 20.xx in which case the District Maps shall control).</i>				
Front:	20 ft.	20 ft.	20 ft.	15 ft.	
Side (Interior):					
Parcels 40 ft. wide or less.	3 ft.	N/A	N/A	N/A	
Parcels wider than 40 ft.	4 ft.	6 ft.	5 ft.	10 ft.	
Side (Street side):					
Parcels 40 ft. wide or less.	3 ft.	N/A	N/A	N/A	
Parcels wider than 40 ft.	4 ft.	6 ft.?	5 ft.?	10 ft.?	

Table 1
Development Standards for Residential Zoning Districts

Development Feature	R-1	R-1 - 6,000	R-1 - 7,200	R-1 - 10,000	Additional Requirements
Rear					
With Alley					
15 ft. wide or less	5 ft.	?	?	?	
15'-1" to 19'-11" wide	3'-9"	?	?	?	
20 ft. wide or more	0	?	?	?	
Not With Alley	10 ft.	6 ft.	20 ft.	10 ft.	
Balboa Island	N/A	N/A	N/A	N/A	
Waterfront (See 20.xx.xxx)	10 ft.	N/A	N/A	N/A	
Bluff edge	(Reference Bluff edge setback maps.)				
Bulkheads	(Reference waterfront development regulations [20.60.070].)				
Garage doors	22 feet unless equipped with an automatic roll up door.				
Site Coverage	<i>Maximum percentage of the total parcel area that may be covered by structures.</i>				
Parcels 40 ft. wide or less	??%	N/A	N/A	N/A	
Parcels wider than 40 ft.	??%	60%	60%	60%	
Separation Distance	<i>Minimum distance between detached structures on same parcel.</i>				
If connected by a minimum 4 ft. wide solid roof.	N/A	N/A	N/A	N/A	
All other situations	N/A	N/A	N/A	N/A	
Height	<i>Maximum allowable height of structures. See Section 20.30.110 (Height Limits and Exceptions) for height measurement requirements and height limit exceptions.</i>				
	29 feet	29 feet	29 feet	29 feet	

Development Feature	R-1	R-1 - 6,000	R-1 - 7,200	R-1 - 10,000	Additional Requirements
Open Space	<i>Minimum required open space.</i>				
	See additional requirements	750 sq. ft. uncovered rear area adjoining main dwelling.	750 sq. ft. uncovered rear area adjoining main dwelling.	750 sq. ft. uncovered rear area adjoining main dwelling.	Reference open space requirements for Balboa Peninsula, Corona del Mar, and West Newport. Six-foot minimum dimension for all required open space areas.
Accessory Structures	<i>See Section 20.60.020 (Accessory Structures and Mechanical Equipment).</i>				
Fencing	<i>See Section 20.30.050 (Fences, Hedges, and Walls).</i>				
Landscaping	<i>See Chapter 20.44 (Landscaping Standards).</i>				
Lighting	<i>See Section 20.30.120 (Outdoor Lighting Standards).</i>				
Parking	<i>See Chapter 20.48 (Off-Street Parking and Loading Standards).</i>				
Satellite Antennae	<i>See Chapter 20.62 (Wireless Communication Facilities).</i>				
Performance Standards	<i>See Section 20.30.130 (Performance Standards).</i>				
Signs	<i>See Chapter 20.52 (Signs).</i>				

Table 2
Development Standards for Residential Zoning Districts

Development Feature	R-2	R-2 - 6,000	R-M	RM - 6,000	Additional Requirements
Parcel Dimensions	<i>Minimum dimensions required for each NEWLY CREATED parcel. Reference merger of parcels/submerged parcels.</i>				
Parcel Area					
Corner parcel	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	
Interior parcel	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	
All Balboa	5,000 sq. ft.	N/A	N/A	N/A	
Island parcels					
Parcel Width					
Corner parcel	60 ft.	60 ft.	60 ft.	60 ft.	
Interior parcel	50 ft.	60 ft.	50 ft.	60 ft.	
All Balboa	N/A	N/A	N/A	N/A	
Island parcels					
Parcel Length	N/A	80 ft.	N/A	80 ft.	
Density/Intensity	<i>The specific density and intensity limitations for each parcel are identified in the General Plan, Tables LU 1 and LU 2 and Land Use Map figures LU 4 through LU 15.</i>				
Site Area per Dwelling Unit	<i>Minimum required site area per dwelling unit.</i>				
	1,000 sq. ft.	3,000 sq. ft.	1,200 sq. ft.	1,500 sq. ft.	
Setbacks	<i>Minimum setbacks required for primary structures. See Section 20.30.040 (Extensions into Setbacks) for setback measurement, allowed projections into setbacks, and exceptions. The following setbacks shall apply, unless different requirements are identified on the District Maps located in Chapter 20.xx, in which case the District Maps shall control.</i>				
Front:	20 ft.	20 ft.	20 ft.	20 ft.	
Side (Interior):					
Parcels 40 ft. wide or less.	3 ft.	N/A	3 ft.	N/A	(RM: See 20.10-8)
Parcels 40'-1" wide to 49'-11" wide.	4 ft.	N/A	4 ft.	N/A	
Parcels 50 ft. wide and greater.	N/A	6 ft.	8% of the average parcel width (1)	6 ft.	

Table 2
Development Standards for Residential Zoning Districts

Development Feature	R-2	R-2 - 6,000	R-M	RM - 6,000	Additional Requirements
Side (Street side):					
Parcels 40 ft. wide or less.	3 ft.	N/A	3 ft.	N/A	(RM: See 20.10-8)
Parcels 40'-1" wide to 49'-11" wide.	4 ft.	N/A	4 ft.	N/A	
Parcels 50 ft. wide and greater.	N/A	6 ft.	8% of the average parcel width (1)	6 ft.	
Rear					
With Alley					
15 ft. wide or less	5 ft.	?	5 ft.	?	
15'-1" to 19'-11" wide	3'-9"	?	3'-9"	?	
20 ft. wide or more	0	?	0	?	
Not With Alley	10 ft.	?	10 ft.	?	
Balboa Island	10 ft.	6 ft.	N/A	6 ft.	
Waterfront (See 20.xx.xxx)	10 ft.	N/A	10 ft.	N/A	
Bluff edge	(Reference Bluff edge setback maps.)				
Bulkheads	(Reference waterfront development regulations [20.60.070].)				
Garage doors	22 feet unless equipped with an automatic roll up door.				
Site Coverage	<i>Maximum percentage of the total parcel area that may be covered by structures.</i>				
Parcels 40 ft. wide or less	??%	N/A	??%	N/A	
Parcels wider than 40 ft.	??%	60%	??%	60%	
Separation Distance	<i>Minimum distance between detached structures on same parcel.</i>				
If connected by a minimum 4 ft. wide solid roof.	0	0?	0	0?	
All other situations	10 ft.	10 ft.?	10 ft.	10 ft.?	
Height	<i>Maximum allowable height of structures. See Section 20.30.110 (Height Limits and Exceptions) for height measurement requirements and height limit exceptions.</i>				

Development Feature	R-2	R-2 - 6,000	R-M	RM - 6,000	Additional Requirements
		29 feet	29 feet	29 feet	
Open Space	Minimum required open space.				
Common	???	???	???	???	Reference open space requirements for Balboa Peninsula, Corona del Mar, and West Newport.
Private					Reference to Section 20.60.220. Ref. To be provided anywhere on the parcel beyond the required setbacks.

Table 2
Development Standards for Residential Zoning Districts

Development Feature	R-2	R-2 - 6,000	R-M	RM - 6,000	Additional Requirements
					Ref that none is required for Balboa Island areas.
Accessory Structures	See Section 20.60.020 (Accessory Structures and Mechanical Equipment).				
Fencing	See Section 20.30.050 (Fences, Hedges, and Walls).				
Landscaping	See Chapter 20.44 (Landscaping Standards).				
Lighting	See Section 20.30.120 (Outdoor Lighting Standards).				
Parking	See Chapter 20.48 (Off-Street Parking and Loading Standards).				
Performance Standards	See Section 20.30.130 (Performance Standards).				
Satellite Antennae	See Chapter 20.62 (Wireless Communication Facilities).				
Signs	See Chapter 20.52 (Signs).				

Notes.

- (1) Side setback in RM zoning district - both interior and street side- are not required to have a side yard wider than 25 feet; and provided further that the side yard on the rear 20 feet of the street side of a corner parcel, where there is reversed frontage, shall not be less than the front yard required or existing on the adjacent reversed frontage.

Table xx
Development Standards for Mixed-Use Zoning Districts

Development Feature	MU-V (SP #8)	MU-H1-MM (SP #5)	MU-H1-DW	MU-H4 (SP #6)	Additional Regulations
Parcel Dimensions (1)	<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>				
Parcel Area					
Mixed use structures	5,000 sq. ft.	10,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	
Non-mixed use structures	2,000 sq. ft.	10,000 sq. ft.	2,000 sq. ft.	2,000 sq. ft.	
Parcel Width					
Mixed use structures	50 ft.	50 ft.	50 ft.	50 ft.	
Non-mixed use structures	25 ft.	50 ft.	25 ft.	25 ft.	
Density Range	<i>Minimum/Maximum Allowable Density Range for residential uses.</i>				
	Multi-Family residential in a mixed use structure: See Floor Area Ratio below	Multi-Family Residential only: 20.1–26.7 units per acre beginning ___ ft. north of Coast Highway.	N/A	Multi-Family Residential only: 20.1–26.7 units per <u>net</u> (?) acre.	
Floor Area Ratio	Mixed-Use structures: floor area ratio of 1.5; where a minimum floor area ratio of 0.35 and maximum of 0.5 shall be used for nonresidential	Mixed-Use structures: floor area ratio of 1.5; where a minimum floor area ratio of 0.25 and maximum of 0.5 shall be used for non-	Mixed-Use Structures: floor area ratio of 1.5; where a minimum floor area ratio of 0.25 and maximum of 0.5 shall be used for non-	Mixed-Use Structures: floor area ratio of 1.5, where a minimum floor area ratio of 0.25 and maximum 0.5 shall be used for	

Table xx
Development Standards for Mixed-Use Zoning Districts

Development Feature	MU-V (SP #8)	MU-H1-MM (SP #5)	MU-H1-DW	MU-H4 (SP #6)	Additional Regulations
	purposes and a maximum of 1.0 for multi-family residential. Commercial and/or office only: Floor area ratio of 0.75.	residential purposes and a maximum of 1.0 for residential. Commercial and/or office only: Floor area ratio of 0.5.	residential purposes and a maximum of 1.0 for multi-family residential. Office only: Floor area ratio of 0.5.	retail uses and a maximum of 1.0 for residential. Commercial only: Floor area ratio of 0.5.	
Setbacks (3)	<i>Minimum setbacks required for primary structures. See Section 20.30.040 (Extensions into Setbacks) for setback measurement, allowed projections into setbacks, and exceptions.</i>				
Front	None permitted	0 (2)?	0 (2)?	0 (2)?	
Corner setback ground floor only	8 ft.	?	0	?	
Side (street side)	None permitted	0	0	None permitted	
Side (interior, each) If nonresidential adjoining nonresidential	0	0	0	0	
Side (interior, each) If residential or if nonresidential adjoining a residential use or district	5 ft.	5 ft.	5 ft.	5 ft.	
Rear, if nonresidential adjoining nonresidential	0	0	0	0	
Rear, if residential or if nonresidential adjoining a residential use or district	5 ft.	5 ft.	5 ft.	5 ft.	

Table xx
Development Standards for Mixed-Use Zoning Districts

Development Feature	MU-V (SP #8)	MU-H1-MM (SP #5)	MU-H1-DW	MU-H4 (SP #6)	Additional Regulations
Rear, if adjoining an alley	10 ft.	5 ft. ?	N/A	5 ft. ?	
Bulkheads	(Reference waterfront development regulations. 20.60.070)				
Open Space					
Minimum common open space.	75 square feet/ dwelling unit. (The minimum dimension shall be 15 feet)				
Minimum private open space.	50 square feet/ dwelling unit. (The minimum dimension shall be 6 feet)				
Separation Distance	Minimum distance between detached residential structures on same parcel.				
	10 ft.	10 ft.	0	10 ft.	
Height (4)	Maximum allowable height of structures. See Section 20.30.110 (Height Limits and Exceptions) for height measurement requirements and height limit exceptions.				
	26 ft. permitted 35 ft. allowed with PC, SP, or UP				
Accessory Structures	See Section 20.60.020 (Accessory Structures and Mechanical Equipment).				
Fencing	See Section 20.30.050 (Fences, Hedges, and Walls).				
Landscaping	See Chapter 20.44 (Landscaping Standards).				
Lighting	See Section 20.30.120 (Outdoor Lighting Standards).				
Parking	See Chapter 20.48 (Off-Street Parking and Loading Standards).				
Performance Standards	See Section 20.30.130 (Performance Standards).				
Satellite Antennae	See Chapter 20.62 (Wireless Communication Facilities).				
Signs	See Chapter 20.52 (Sign Standards).				

Notes:

(1) The standards for minimum parcel area and parcel width are intended to regulate sites for development purposes only and are not intended to establish minimum dimensions for ownership or leasehold (e.g. condominium) purposes.

(2) A 12-foot wide setback along the northerly side of Coast Highway shall be maintained for potential future highway widening to an ultimate width of 112 feet. A minimum of 50 percent of any lot frontage abutting Coast Highway shall provide a structure setback of not less than 10 feet from the above 12-foot setback line while the remaining 50 percent of the lot frontage shall provide a setback not less than 5 feet from the above 12-foot setback.

(3) Different setbacks (lesser or greater?) may be established in granting a Use Permit or Site Plan/Design Review.

(4) The height limit for all structures on a site shall be 26 feet. However, this height limit may be exceeded, up to a maximum of 35 feet with a use permit, provided that the Commission first makes all of the following findings in addition to those required for a Use Permit.

- a. The increased structure height would result in more public visual open space and views than would result from compliance with the basic height limit. Particular attention shall be given to the location and orientation of the structure on the parcel, the percentage of parcel coverage, and on the treatment of all setback and open areas.
- b. The increased structure height would result in a more desirable architectural treatment of the structure and a stronger and more appealing visual character of the area.
- c. The increased structure height would not result in undesirable or abrupt scale relationships being created between the structure and existing developments or public spaces. Particular attention shall be given to the total bulk of the structure including both horizontal and vertical dimensions.
- d. The increased height shall not result in an increase in the allowable floor area.

Table xx
Development Standards for Commercial Zoning Districts

Development Feature	CC	CG	CM	CN	CV	Additional Requirements
Parcel Dimensions	<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>					
Area						
Citywide	2,000 sq. ft.	2,000 sq. ft.	2,000 sq. ft.	2,000 sq. ft.	2,000 sq. ft.	
Coastal Zone	2,000 sq. ft.	2,000 sq. ft.	2,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	
Width						
Citywide	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	
Coastal Zone	25 ft.	25 ft.	25 ft.	100 ft.	100 ft.	
Setbacks	<i>Minimum setbacks required for primary structures. See Section 20.30.040 (Extensions into Setbacks) for setback measurement, allowed projections into setbacks, and exceptions.</i>					
Front	0	0	0	0	0 (1)	
Side (Interior):						
Abutting nonresidential	0	0	0	0	0	
Abutting residential	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	
Side (Street side)	0	0	0	0	0	
Rear:						
Abutting an alley	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	
Not abutting an alley	0	0	0	0	0	
Abutting residential	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	
Bluff edge	(Reference Bluff edge setback maps.)					
Bulkheads	(Reference waterfront development regulations. 20.60.070)					
Floor Area Ratio	The specific floor area ratio for each parcel is identified in the General Plan, Tables LU 1 and LU 2 and Land Use Map Figures LU 4 through LU15.					
Height	<i>Maximum allowable height of structures. See Section 20.30.110 (Height Limits and Exceptions) for height measurement requirements and height limit exceptions.</i>					

Within Shoreline Height Limitation Zone [Ord. 92-3]	26 ft. permitted 35 ft. allowed with PC, SP, or UP	
Not within Shoreline Height Limitation Zone [Ord. 92-3]	32 ft. permitted 50 ft. allowed with PC, SP, or UP	
Accessory Structures	<i>See Section 20.60.020 (Accessory Structures and Mechanical Equipment).</i>	
Fencing	<i>See Section 20.30.050 (Fences, Hedges, and Walls).</i>	
Landscaping	<i>See Chapter 20.44 (Landscaping Standards).</i>	
Lighting	<i>See Section 20.30.120 (Outdoor Lighting Standards).</i>	
Parking	<i>See Chapter 20.48 (Off-Street Parking and Loading Standards).</i>	
Performance Standards	<i>See Section 20.30.130 (Performance Standards)</i>	
Signs	<i>See Chapter 20.52 (Sign Standards).</i>	

(1) Through lots on the Newport Boulevard "islands" shall maintain a front setback of 2.5 feet on each frontage. For commercial properties on West Ocean Front, no front setback shall be required.

Table xx
Development Standards for Office Zoning Districts

Development Feature	OA	OG	OM	OR	Additional Requirements
Parcel Dimensions	<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>				
Area	2,000 sq. ft.	2,000 sq. ft.	2,000 sq. ft.	2,000 sq. ft.	
Width	25 ft.	25 ft.	25 ft.	25 ft.	
Setbacks	<i>Minimum setbacks required for primary structures. See Section 20.30.040 (Extensions into Setbacks) for setback measurement, allowed projections into setbacks, and exceptions.</i>				
Front	15 ft.	15 ft.	15 ft.	15 ft.	
Side (Interior):					
Abutting nonresidential	0	0	0	0	
Abutting residential	5 ft.	5 ft.	5 ft.	5 ft.	
Side (Street side)	15 ft.	15 ft.	15 ft.	15 ft.	
Rear:					
Alley	10 ft.	10 ft.	10 ft.	10 ft.	
Not Alley	0	0	0	0	
Abutting residential	5 ft.	5 ft.	5 ft.	5 ft.	
Bluff edge	(Reference bluff edge setback maps.)				
Bulkheads	(Reference waterfront development regulations. 20.60.070)				
Floor Area Ratio	0.5 for office uses. 0.75 for warehouse uses.	As specified for each parcel in the General Plan, Tables LU 1 and LU 2 and Land Use Map figures LU 4 through LU 15.	0.75, except as specified for each parcel in the General Plan, Tables LU 1 and LU 2 and Land Use Map figures LU 4 through LU 15.	As specified for each parcel in the General Plan Table LU 2 and Land Use Map figures LU 4 through LU 15.	
Height	<i>Maximum allowable height of structures. See Section 20.30.110 (Height Limits and Exceptions) for height measurement requirements and height limit exceptions.</i>				
Within Shoreline Height Limitation Zone [Ord. 92-3]	26 ft. permitted 35 ft. allowed with PC, SP, or UP				
Not within Shoreline Height Limitation Zone [Ord. 92-3]	32 ft. permitted 50 ft. allowed with PC, SP, or UP				

Table xx
Development Standards for Office Zoning Districts

Development Feature	OA	OG	OM	OR	Additional Requirements
Accessory Structures	See Section 20.60.020 (Accessory Structures and Mechanical Equipment).				
Fencing	See Section 20.30.050 (Fences, Hedges, and Walls).				
Landscaping	See Chapter 20.44 (Landscaping Standards).				
Lighting	See Section 20.30.120 (Outdoor Lighting Standards).				
Parking	See Chapter 20.48 (Off-Street Parking and Loading Standards).				
Performance Standards	See Section 20.30.130 (Performance Standards).				
Signs	See Chapter 20.52 (Sign Standards).				

Table xx
Development Standards for Industrial Zoning Districts

Development Feature	IG	Additional Requirements
Parcel Dimensions	<i>Minimum dimensions required for each NEWLY CREATED parcel.</i>	
Area	10,000 sq. ft.	
Width	0	
Setbacks	<i>Minimum setbacks required for primary structures. See Section 20.30.040 (Extensions into Setbacks) for setback measurement, allowed projections into setbacks, and exceptions.</i>	
Front	15 ft.	
Side (Interior):		
Abutting an industrially zoned parcel	0	
Abutting a more restrictive zoning district	10 ft.	
Side (Street side)	15 ft.	
Rear:		
Abutting an industrially zoned parcel	0	
Abutting a more restrictive zoning district	10 ft.	
Floor Area Ratio	<i>Maximum allowable floor area.</i> 0.75, except as specified for each parcel in the General Plan, Tables LU 1 and LU 2 and Land Use Map figures LU 4 through LU15.	
Height	<i>Maximum allowable height of structures. See Section 20.30.110 (Height Limits and Exceptions) for height measurement requirements and height limit exceptions.</i>	
	32 ft. permitted 50 ft. allowed with PC, SP, or UP	
Accessory Structures	<i>See Section 20.60.020 (Accessory Structures and Mechanical Equipment).</i>	
Fencing	<i>See Section 20.30.050 (Fences, Hedges, and Walls).</i>	
Landscaping	<i>See Chapter 20.44 (Landscaping Standards).</i>	
Lighting	<i>See Section 20.30.120 (Outdoor Lighting Standards).</i>	
Parking	<i>See Chapter 20.48 (Off-Street Parking and Loading Standards).</i>	
Performance Standards	<i>See Section 20.30.130 (Performance Standards)</i>	
Signs	<i>See Chapter 20.52 (Sign Standards).</i>	